TEXAS AVENUE CORRIDOR STUDY PROPERTY INVENTORY SURVEY FORM GROUP 3

Property ID: R49139

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Prop	erty	In	for	ma	tio	n
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property address:	1309 S COLLEGE AVE
legal description:	WINTER, BLOCK 4, LOT 1.2.3 (PT OF)
owner name/address:	BIGLEY, JOHN R
	1309 S COLLEGE AVE
	BRYAN, TX 77801-1210
full business name:	Bryan Muffier & Performance
land use category:	Fraust. type of business: Auto Shop Repair
current zoning:	SC-B occupancy status: NCUL
lot area (square feet):	frontage along Texas Avenue (feet):
lot depth (feet):	sq. footage of building: 4500
property conforms to:	□ min. lot area standards □ min. lot depth standards □ min. lot width standards
Improvements	
# of buildings:	building height (feet): # of stories:
type of buildings (spec	sify): Metal
building/site condition	• 4
buildings conform to r	ninimum building setbacks: yes no (if no, specify)
approximate construct	ion date: accessible to the public: yes no
possible historic resou	
outer improvements.	yes no (specify) adjoining funce to property 849145 (piperfences, decks, carports, swimming pools, etc.)
Freestanding Signs	
p∕yes □ no	dilapidated □ abandoned din-use
7 -	type/material of sign:
overall condition (spec	
	ated signs suggested? yes pono (specify)
omorai oi any anapia	accusing suggested: a yes is no (specify)
Off-street Parking	
improved: yes □ no	parking spaces striped: yes no # of available off-street spaces:
all and the second seco	concrete other
space sizes:	
overall condition:	
end islands or bay divid	

Curb Cuts on Texas Avenue
how many: curb types: □ standard curbs □ curb ramps curb cut closure(s) suggested? □ yes □ n
if yes, which ones:
meet adjacent separation requirements: 🗆 yes 🗆 no 💮 meet opposite separation requirements: 🗅 yes 🗆 no
Landscaping
yes no (if none is present) is there room for landscaping on the property? yes ono
comments:
COMMICKS.
Outside Storage
ges no (specify)(Type of merchandise/material/equipment stored)
and the state of t
dumpsters present: yes no are dumpsters enclosed: yes no
Miscellaneous
is the property adjoined by a residential use or a residential zoning district?
□ yes ☑ no (circle one) residential use residential zoning district
is the property developable when required buffers are observed?
if not developable to current standards, what could help make this a developable property?
accessible to alley: □ yes ≠ no
Other Comments:
virtua lot see 1249140